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THE TELANGANA GAZETTE

PART- I EXTRAORDINARY
PUBLISHED BY AUTHORITY

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(I 1)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN RACHALOOR (V), KANDUKUR (M), R.R.DISTRICT - CONFIRMATION.

[G.O.Ms.No. 249, Municipal Administration and Urban Development (I1),
11th September, 2017.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified Metropolitan Development Master Plan - 2031 for HMR vide G.O.Ms.No. 33, MA & UD Department, Dated: 24.01.2013, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.585/14, 585/15/1/A, 585/15/2/A, 585/15/2/AA, 585/15/AAE, 585/16, 585/18/E, 585/18/AA, 585/18, 585/21/AA, 585/21, 585/AAE, of Rachaloor (V), Kandukur (M), R.R.District to an extent of Ac. 39.29 Gts. which is presently earmarked for Conservation use zone in the Notified Metropolitan Development Plan-2031 is now designated as Residential use zone, **subject to the following conditions:**

(a)   the applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

(b)   the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

(c)   the owners / applicants shall develop the roads free of cost as may be required by the local authority.

(d)   the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municiapal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

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(e) the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

(f) after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.

(g) the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

(h) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.

(i) the change of land use shall not be used as the proof of any title of the land.

(j) the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.

(k) the owner / applicant shall demolish existing buildings in the site U/r before undertaking developmental activity in the site.

(l) the applicant shall handover the area affected due to proposed 30 Meters road (abutting the site u/r) at free of cost to the local body.

(m) the existing village road passing through the site under reference in South East direction shall be maintained as it is.

(n) Consideration of CLU doesn't confer any title over the land.

(o) the waste water should not reach the tanks now or in future.

(p) the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Existing 80'-0" road, proposed 100'-0" in the notified MDP-2031 notified by the Govt., vide G.O.Ms.No. 33 MA&UD dt: 24.01.2013.

SOUTH : Sy. No. 585/20/P, Sy.No. 585/21/P of Rachaloor (V).

EAST : Sy. No. 585/14/P, 585/13, 585/16/P of Rachaloor (V).

WEST : Sy. No. 585/17/P, 585/18/P of Rachaloor (V).

NAVIN MITTAL,
Secretary to Government.

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